

**Town of Milton
Planning and Zoning Commission
Minutes
June 15, 2004**

Members Present:

**Linda Rogers
Bob Kerr**

**Dean Sherman
Eric Evans**

Denny Hughes

Herb Dutt

1. *Mulberry Street Café – 122 Mulberry Street 2-35-14.19 106.00*

Planning and Zoning reviewed the application from Mulberry Street Cafe for preliminary and final site plan approval on a exterior dining deck and covered gazebo. The application was filed by Zando Designs.

Linda Rogers introduced the application and asked who was presenting the application, Lynn Celia stated she was. Ms. Celia began to explain the idea of having a deck constructed on two sides of her existing restaurant. The deck will extend to the property lines, be elevated approximately 2' for the purpose of out door dining when weather permits. Ms. Celia stated the gazebo is shown on the drawings however it will be constructed at a later date and the deck will be constructed first.

Bob Kerr stated the drawings presented were missing a lot of information and reference Chapter 6.1.5 of the Zoning Ordinance. He also stated the property is located in the 100 year flood zone and care to the construction of the deck is critical.

More discussion took place with questions about handicap access, railings, planters, and parking. After much discussion Eric Evans apologized for the site plans not having all the data required as per Chapter 6.1.5 and stated it was his decision to send the application to P & Z as shown.

Dean Sherman made a motion to grant final approval to the site plan with the condition the applicant resubmits the drawings with the information required by the Zoning Ordinance. Herb Dutt seconded the motion and all voted in favor of.

2. *Chestnut Crossing – 503 Chestnut Street 2-35-20.11 49.00, 50.00 & 51.00*

Planning and Zoning reviewed the site plan for the proposed subdivision of 25 lots for final site plan approval and forwarding their recommendation to Town Council for the Public Hearing and their decision. The application was filed by Michael Kaplin.

Linda Rogers introduced the application and asked who was presenting the application, Gary Couples stated he was. Mr. Couples stated he was asking Planning and Zoning for final approval. The construction prints are corrected and the outside agencies have been contacted.

Bob Kerr stated that in reviewing the site plan it was determined that the street name Willow was already used in the town and a new name would need to be addressed. Eric Evans stated he would fax the list of names currently used in the town. Mr. Evans also stated that permits have not been approved by DNREC or Soil Conservation. Mr. Couples stated that the permits will be pulled once receiving final approval from P & Z and before going before Town Council.

Bob Kerr also stated that the final engineer prints need to be signed and sealed.

Dean Sherman made a motion to approve the final site plan with the condition of changing the street name and pulling all necessary permits before it is presented to Town Council for public hearing and their decision. Denny Hughs seconded the motion. All voted in favor.

3. Workshop with Cannery Village in the development design board.

Colby Cox introduced Rogers design and proceeded to explain the design board. Mr. Cox stated they are going to have strict control over the type and placement of the homes in the development. The design board will mark each lot that will have mandatory features and give a list of extra options that can be added to the lot. It will also identify features that are permitted on various lots as optional. From the style and height of the fencing on the property, to the type of porch on the house, and if a shed is permitted on the lot. Planning & Zoning was satisfied with the information and stated they would like to see the final design board prior to final approval. Mr. Cox stated he did not have a problem with that.

P & Z Closed at 2030 hrs.